



Presented by:
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Active
R2841399

Board: V
1/2 Duplex

1454 WILLIAM STREET

Vancouver East
Grandview Woodland
V5L 2P9

Residential Attached

\$1,699,900 (LP)
(SP)



Sold Date: _____ If new,GST/HST inc?: **No** Original Price: **\$1,699,900**
Meas. Type: **Feet** Bedrooms: **4** Approx. Year Built: **2023**
Frontage(feet): **35.00** Bathrooms: **4** Age: **1**
Frontage(metres): **10.67** Full Baths: **3** Zoning: **RM4**
Depth / Size (ft.): **122** Half Baths: **1** Gross Taxes: **\$0.00**
Sq. Footage: **4,270.00** For Tax Year: _____
Flood Plain: **No** P.I.D.: **800-164-990** Tax Inc. Utilities?: **No**
View: **: North Shore Mountains** Tour: **Virtual Tour URL**
Complex / Subdiv: **Grandview/Woodland**
First Nation _____
Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**
Sewer Type: _____ Water Supply: **City/Municipal**

Style of Home: **2 Storey w/ Bsmt.**
Construction: **Frame - Wood**
Exterior: **Glass, Fibre Cement Board**
Foundation: **Concrete Perimeter**

Renovations: _____
of Fireplaces: **R.I.** Fireplaces: _____
Fireplace Fuel: _____
Fuel/Heating: **Hot Water, Natural Gas, Radiant**
Outdoor Area: **Balcny(s) Patio(s) Dck(s), Fenced Yard**
Type of Roof: **Asphalt**

Total Parking: **1** Covered Parking: _____ Parking Access: **Lane**
Parking: **Open**
Dist. to Public Transit: **3** Dist. to School Bus: **1**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: _____
Fixtures Rmvd: _____
Floor Finish: **Hardwood, Tile**

Legal: **LOT 1, BLOCK 41, PLAN EPP93736, DISTRICT LOT 264A, GROUP 1, NEW WESTMINSTER LAND DISTRICT**

Amenities: **Air Cond./Central, Bike Room, In Suite Laundry, Storage**

Site Influences: **Central Location, Greenbelt, Lane Access, Recreation Nearby, Shopping Nearby**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Microwave, Security System, Sprinkler - Fire, Sprinkler - Inground**

Finished Floor (Main): 553	Units in Development: 3	Tot Units in Strata: 3	Locker: Yes
Finished Floor (Above): 642	Exposure: _____	Storeys in Building: 3	
Finished Floor (AbvMain2): 0	Mgmt. Co's Name: _____	Mgmt. Co's #: _____	
Finished Floor (Below): 526	Maint Fee: \$0.00	Council/Park Apprv?: _____	
Finished Floor (Basement): 0	Maint Fee Includes: _____		
Finished Floor (Total): 1,721 sq. ft.			
Unfinished Floor: 0			
Grand Total: 1,721 sq. ft.	Bylaws Restrictions: No Restrictions		

Suite: **None** Restricted Age: _____ # of Pets: _____ Cats: _____ Dogs: _____
Basement: **Full** # or % of Rentals Allowed: _____
Crawl/Bsmt. Ht: _____ # of Levels: **3** Short Term(<1yr)Rnt/Lse Alwd?: **No**
of Kitchens: **1** # of Rooms: **10** Short Term Lse-Details: _____

Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Foyer	10'3 x 3'5	Below	Living Room	16'8 x 11'9	1	Main	2	No
Main	Living Room	12'6 x 6'6	Below	Bedroom	8'10 x 7'9	2	Above	4	Yes
Main	Kitchen	16'9 x 8'3			x	3	Above	4	Yes
Main	Dining Room	12'0 x 6'0			x	4	Below	4	No
Above	Primary Bedroom	12'5 x 10'3			x	5			
Above	Walk-In Closet	7'1 x 5'8			x	6			
Above	Bedroom	10'10 x 8'4			x	7			
Above	Bedroom	9'4 x 8'4			x	8			

Listing Broker(s): **Macdonald Realty**

New Grandview/Woodland 1/2 duplex featuring 4 bedrooms/3.5 bath with a bonus large lower level family room with separate entrance. The main level welcomes you with a spacious kitchen adorned with top-of-the-line Fisher Paykel appliances package, sleek quartz countertops and custom cabinets. Ascend to the upper level to find 3 bedrooms on one level perfect for the young family. On the lower level you will find a separate entrance leading to the 4th bedroom and large family room. Enjoy the comforts of A/C, radiant infloor heating, built in speakers and a security system w/ cameras. Home includes a large fenced yard, EV Capable parking stall and 2 large storage lockers for the bikes and skis. Open House Sun 14th 2-4pm